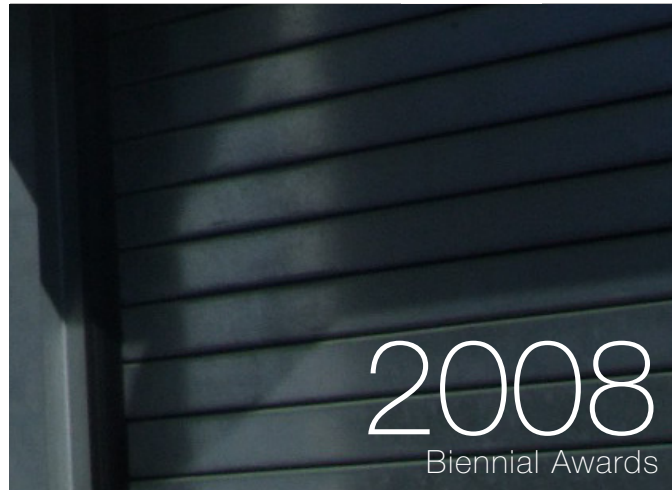
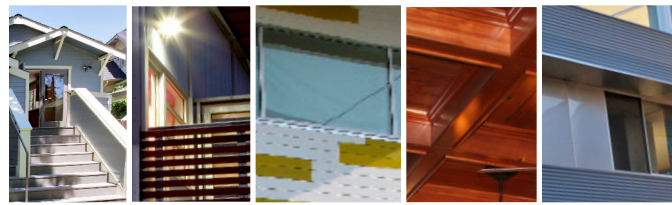


EIGHTH



da 2008
Berkeley Design Advocates
awards

Berkeley Design Advocates **da**

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PROGRAM DESIGN

RYAN CALL



GREEN BANCROFT BUILDING
800 BANCROFT WAY



5

800 BANCROFT WAY

The two wing 15,000+ s.f. two-story complex provides new offices for an architectural design firm, an engineering company and an organic sauerkraut manufacturer. The corner site is located in a West Berkeley neighborhood with an eclectic mixture of uses including manufacturing, office, artist, residential, restaurant, and laboratory.

The predominant exterior materials are Galvalume corrugated siding on one wing and Western Red Cedar on the other. The building orientation and siting takes advantage of views of San Francisco to the west and the hills to the east. Abundant day-lighting and natural ventilation were high priorities, thus the building depths are only 39' and 32', with continuous bands of windows.

The design objectives for this project were:

- 1) Cheerful, light-filled and airy work environments
- 2) Sustainability through building orientation, massing, lighting and materials
- 3) Good architectural fit with and enhancement of the neighborhood

Project Team:

Owners: Donn Logan and Marcy Wong Living Trust

Architect: Marcy Wong and Donn Logan Architects

Engineering Consultants: Structural Engineer: Gregory P. Luth and Associates; Landscape Architect: Susan McKay

Builder / Contractor: Oliver and Company

2008 DESIGN AWARDS

Greetings:

Welcome to the 2008 Berkeley Design Advocates Awards. This is our eighth biennial awards program, which we started in 1993. And welcome to BDA.

For more than 17 years, Berkeley Design Advocates has worked to improve the built environment by supporting good planning and design in Berkeley. We do this through information sharing, collaboration and advocacy.

Tonight we recognize excellent design and sensitivity to community by honoring outstanding additions to the built environment in Berkeley. As architects, engineers and planners, we believe in building things – and these awards represent those icons that demonstrate change can be good.

Good design and outstanding craftsmanship serve not only the owners, but also the community and society at large. The wealth of cities increases when the public is blessed, surprised and inspired with an abundance of functionality, beauty and even awe in their homes, marketplaces and civic buildings. Tonight we spotlight those gems that have enriched Berkeley and its residents.

Thank you for your interest in Berkeley and in supporting the creativity and sensitivity of Berkeley's design community. We hope that you too will be inspired to create graceful structures that we can honor in future awards ceremonies.

Anthony Bruzzone, BDA President
BDA Steering Committee

NOTES



NEW SINGLE FAMILY HOME
2011 EUNICE STREET



4

2011 EUNICE STREET

2011 Eunice Street is a single family residence, with a brown shingle “in-law” cottage in the rear. The new, main house is 3 bedrooms, 2 1/2 baths of 2500 sq. ft. The house is two stories and makes extensive use of sustainably grown cedar, and recycled redwood. The aim was to build a “Tahoe” house in the city. The living room has a 20’ vaulted ceiling with scissor trusses. The material for these trusses is clear, tight grain, redwood timbers that were salvaged from a 100 year old railroad trestle that had burnt in Humboldt County. Much of the interior door and window trim were also milled from these timbers, and from used redwood decking.

An unexpected construction challenge encountered was the 8 feet of rocky/rubble fill on the site, possibly tailings from the North Berkeley Tunnel. Piers were drilled 17 to 20 feet down and constantly dewatered to construct the post and grade beam foundation. The trusses were built in place from very large timbers in very tight quarters, while still maintaining fine finishing carpentry.

The unique setting of a quiet cul-de-sac and many mature trees, gives the house the feeling of truly being in the mountains.

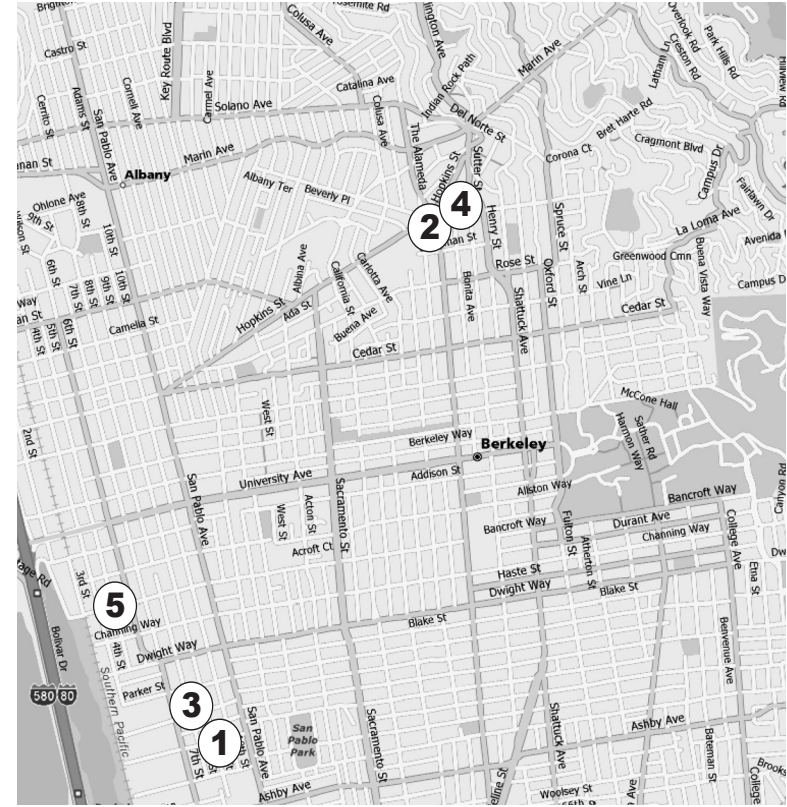
Project Team:

Owners: Joe and Barb Kelly

Design Firm: E. Paul Kelly

Engineering Consultants: Tek Pe

Builder / Contractor: Robert T. Dentor, builder, Joe Kelly General Contractor



PROJECT LOCATION MAP



1. 1014-1016 PARDEE STREET
2. 1110 MILVIA STREET
3. 2629 7TH STREET
4. 2011 EUNICE STREET
5. 800 BANCROFT WAY



1

1014-1016 PARDEE STREET

Sited on a West Berkeley infill lot, this two-unit building was designed for two artists. Each unit has both living accommodations and a studio space.

Sensitive to the neighboring structures, the building's height is visually reduced by shifting materials and setting the third story back from the front facade. A two story communal courtyard, over a common garage, divides the two units and breaks down the horizontal mass of the building.

The lower stories are sheathed in corrugated sheet metal, while the third story is covered by dull stainless steel. The wall at the street is clad with cement panels and the entry gates are made of perforated stainless steel.

Creating a maintenance-free green building was critical to the design. The concrete floors contain fly-ash and composite wood products were used throughout. The building is hydronically heated, thermally insulated with high performance open-cell foam insulation, and pre-fitted for solar panels.

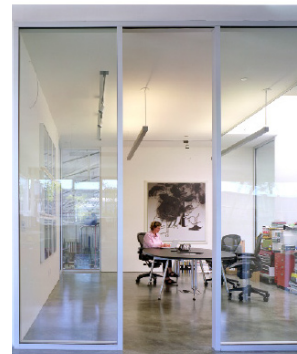
Project Team:

Owners: Marvin Lipofsky and Ruth Okimoto

Architect: Regan Bice Architects - Regan Bice (Architect), Debra Contreras (Project Manager)

Engineering Consultants: Komendant Engineering: Juri Komendant

Builder / Contractor: Olson Brothers Inc., Gordan Olson



SWERVE FURNITURE MIXED USE BLDG.
2629 7TH STREET



3

2629 7TH STREET

The mixed-use building on 2629 7th Street started out as the Berkeley Brass Foundry, built in the early 20s. In 1993 Michael and Steven Goldin bought the vacant building and in 2007 set out to redesign it to accommodate their growing furniture business. Within five months they rebuilt the old factory as the setting for their furniture company's operations.

A strategy was developed to house 18000 sq.ft of manufacturing, office and showroom spaces as well as an artist's studio. Part re-use, part new construction, the building now features a two story addition that exhibits its pre-existing steel structure in the interior spaces and presents re-cycled plastic lumber siding on the outside.

The design process balanced preservation efforts of the existing structure with the desire to create a sustainable and efficient contemporary building that could represent the values inherent to the design ethic - respect for the past, smart contemporary design, and relevance/flexibility.

Project Team:

Owners: Michael and Steven Goldin

Design Firm: Goldindesign: Michael Goldin (Principal), Jay Austin, Steven Goldin, Ron Frank, and Michael Goldin

Engineering Consultants: A.J. Miller & Associates

Builder / Contractor: Berkeley Brass LLC



AFTER



BEFORE

2

1110 MILVIA STREET

This originally neglected Arts & Crafts Bungalow home was revitalized as a cooperative study between the architect and developer to see what would be possible on a very tight budget in a serene Berkeley neighborhood.

The original 1,440 sf 2 bedroom 1 bath home was increased by 440 sf to become a 1,880 sf 3 bedroom 2 bath split level residence.

The key aspect of this remodel/addition was to increase the natural daylighting to the center of this originally dark home. The creation of a simple central circulation spine with skylights brings both light and natural ventilation to the bathrooms and laundry. The spine also works to create a Venturi effect developing interior breezes within the home on hot days.

Both the kitchen and master bedroom have new french doors creating a direct indoor-outdoor flow to the rear yard.

Much attention was paid to keeping rooflines low, protecting existing trees, crafting all exterior details and house colors in a present day nod to the Craftsmen era so that the entire palette would blend in seamlessly into this well established neighborhood.

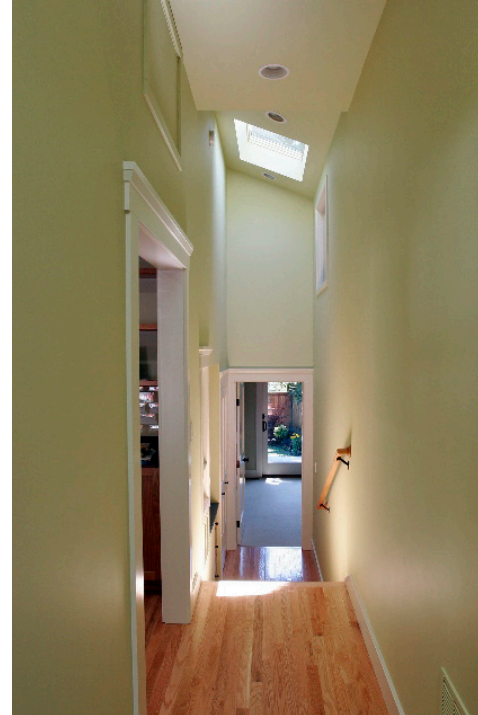
Project Team:

Developer / Contractor: 2020 Development

Architect: Studio Bergtraun

Engineering Consultants: Gene St. Onge & Assoc., Structural Engineers

AFTER



BEFORE



SINGLE FAMILY HOME RENOVATION
1110 MILVIA STREET